

SENATE AMENDMENTS

2nd Printing

By: Lucio III

H.B. No. 1221

A BILL TO BE ENTITLED

1 AN ACT
2 relating to seller's disclosures in connection with residential
3 real property subject to groundwater regulation.

4 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

5 SECTION 1. Section 5.008(b), Property Code, is amended to
6 read as follows:

7 (b) The notice must be executed and must, at a minimum, read
8 substantially similar to the following:

9 SELLER'S DISCLOSURE NOTICE

10 CONCERNING THE PROPERTY AT _____
11 (Street Address and City)

12 THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF
13 THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY
14 SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR
15 WARRANTIES THE PURCHASER MAY WISH TO OBTAIN. IT IS NOT
16 A WARRANTY OF ANY KIND BY SELLER OR SELLER'S AGENTS.

17 Seller ___ is ___ is not occupying the Property.

18 If unoccupied, how long since Seller has occupied the Property?

19 _____

20 1. The Property has the items checked below:

21 Write Yes (Y), No (N), or Unknown (U).

22 ___ Range	___ Oven	___ Microwave
23 ___ Dishwasher	___ Trash Compactor	___ Disposal
24 ___ Washer/Dryer	___ Window	___ Rain Gutters
25 ___ Hookups	___ Screens	
26 ___ Security	___ Fire Detection	___ Intercom
27 ___ System	___ Equipment	___ System
28	___ Smoke Detector	
29	___ Smoke Detector -	
30	___ Hearing Impaired	
31	___ Carbon Monoxide	

- 1 Alarm
- 2 Emergency Escape
- 3 Ladder(s)
- 4 TV Antenna Cable TV Satellite
- 5 Ceiling Fan(s) Wiring Dish
- 6 Central A/C Attic Fan(s) Exhaust
- 7 Central Heating Fan(s)
- 8 Plumbing System Central Heating Wall/Window
- 9 Septic System Air
- 10 Outdoor Grill Conditioning
- 11 Sauna Public Sewer
- 12 Pool Heater System
- 13 Fireplace(s) & Fences
- 14 Chimney Spa
- 15 (Woodburning) Hot Tub
- 16 Natural Gas Lines Automatic Lawn
- 17 Liquid Propane Gas: LP Community Sprinkler
- 18 Garage: Attached Not Attached System
- 19 Garage Door Opener(s): Electronic Fireplace(s) &
- 20 Water Heater: Gas Chimney
- 21 Water Supply: City Well MUD (Mock)
- 22 Roof Type: _____ Co-op Gas Fixtures
- 23 _____ LP on Property
- 24 _____ Carport
- 25 _____ Control(s)
- 26 _____ Electric
- 27 _____ Co-op
- 28 _____ Age: _____ (approx)

30 Are you (Seller) aware of any of the above items that are not in
 31 working condition, that have known defects, or that are in need of
 32 repair? Yes No Unknown.

33 If yes, then describe. (Attach additional sheets if necessary):
 34 _____
 35 _____

36 2. Does the property have working smoke detectors installed in
 37 accordance with the smoke detector requirements of Chapter 766,
 38 Health and Safety Code?* Yes No Unknown.

39 If the answer to the question above is no or unknown,
 40 explain. (Attach additional sheets if necessary): _____
 41 _____

1 _____

2 *Chapter 766 of the Health and Safety Code requires

3 one-family or two-family dwellings to have working smoke detectors

4 installed in accordance with the requirements of the building code

5 in effect in the area in which the dwelling is located, including

6 performance, location, and power source requirements. If you do

7 not know the building code requirements in effect in your area, you

8 may check unknown above or contact your local building official for

9 more information. A buyer may require a seller to install smoke

10 detectors for the hearing impaired if: (1) the buyer or a member of

11 the buyer's family who will reside in the dwelling is hearing

12 impaired; (2) the buyer gives the seller written evidence of the

13 hearing impairment from a licensed physician; and (3) within 10

14 days after the effective date, the buyer makes a written request for

15 the seller to install smoke detectors for the hearing impaired and

16 specifies the locations for installation. The parties may agree

17 who will bear the cost of installing the smoke detectors and which

18 brand of smoke detectors to install.

19 3. Are you (Seller) aware of any known defects/malfunctions in any

20 of the following?

21 Write Yes (Y) if you are aware, write No (N) if you are not aware.

- | | | | |
|----|--|---|---|
| 22 | <input type="checkbox"/> Interior Walls | <input type="checkbox"/> Ceilings | <input type="checkbox"/> Floors |
| 23 | <input type="checkbox"/> Exterior Walls | <input type="checkbox"/> Doors | <input type="checkbox"/> Windows |
| 24 | <input type="checkbox"/> Roof | <input type="checkbox"/> Foundation/
Slab(s) | <input type="checkbox"/> Basement |
| 25 | | | |
| 26 | <input type="checkbox"/> Walls/Fences | <input type="checkbox"/> Driveways | <input type="checkbox"/> Sidewalks |
| 27 | <input type="checkbox"/> Plumbing/Sewers/
Septics | <input type="checkbox"/> Electrical
Systems | <input type="checkbox"/> Lighting
Fixtures |

29 Other Structural Components (Describe): _____

30 _____

1 _____
2 If the answer to any of the above is yes, explain. (Attach
3 additional sheets if necessary): _____
4 _____
5 _____

6 4. Are you (Seller) aware of any of the following conditions?
7 Write Yes (Y) if you are aware, write No (N) if you are not aware.

- | | | |
|----|---|---|
| 8 | <input type="checkbox"/> Active Termites | <input type="checkbox"/> Previous Structural |
| 9 | (includes | or Roof Repair |
| 10 | wood-destroying insects) | |
| 11 | <input type="checkbox"/> Termite or Wood Rot Damage | <input type="checkbox"/> Hazardous or Toxic Waste |
| 12 | Needing Repair | |
| 13 | <input type="checkbox"/> Previous Termite Damage | <input type="checkbox"/> Asbestos Components |
| 14 | <input type="checkbox"/> Previous Termite | <input type="checkbox"/> Urea formaldehyde |
| 15 | Treatment | Insulation |
| 16 | <input type="checkbox"/> Previous Flooding | <input type="checkbox"/> Radon Gas |
| 17 | <input type="checkbox"/> Improper Drainage | <input type="checkbox"/> Lead Based Paint |
| 18 | <input type="checkbox"/> Water Penetration | <input type="checkbox"/> Aluminum Wiring |
| 19 | <input type="checkbox"/> Located in 100-Year | <input type="checkbox"/> Previous Fires |
| 20 | Floodplain | |
| 21 | <input type="checkbox"/> Present Flood Insurance | <input type="checkbox"/> Unplatted Easements |
| 22 | Coverage | |
| 23 | <input type="checkbox"/> Landfill, Settling, Soil | <input type="checkbox"/> Subsurface |
| 24 | Movement, Fault Lines | Structure or Pits |
| 25 | <input type="checkbox"/> Single Blockable Main | <input type="checkbox"/> Previous Use of Premises |
| 26 | Drain in Pool/Hot | for Manufacture of |
| 27 | Tub/Spa* | Methamphetamine |

28 If the answer to any of the above is yes, explain. (Attach
29 additional sheets if necessary): _____
30 _____
31 _____

32 *A single blockable main drain may cause a suction entrapment
33 hazard for an individual.

34 5. Are you (Seller) aware of any item, equipment, or system in or
35 on the property that is in need of repair? Yes (if you are
36 aware) No (if you are not aware). If yes, explain (attach

1 additional sheets as necessary).

2 _____

3 6. Are you (Seller) aware of any of the following?

4 Write Yes (Y) if you are aware, write No (N) if you are not aware.

5 ___ Room additions, structural modifications, or other
6 alterations or repairs made without necessary permits or not
7 in compliance with building codes in effect at that time.

8 ___ Homeowners' Association or maintenance fees or assessments.

9 ___ Any "common area" (facilities such as pools, tennis courts,
10 walkways, or other areas) co-owned in undivided interest with
11 others.

12 ___ Any notices of violations of deed restrictions or
13 governmental ordinances affecting the condition or use of the
14 Property.

15 ___ Any lawsuits directly or indirectly affecting the Property.

16 ___ Any condition on the Property which materially affects the
17 physical health or safety of an individual.

18 ___ Any rainwater harvesting system located on the property that
19 is larger than 500 gallons and that uses a public water supply
20 as an auxiliary water source.

21 ___ Any portion of the property that is located in a groundwater
22 conservation district, a subsidence district, or other
23 special purpose district with the authority to regulate the
24 withdrawal of groundwater.

25 If the answer to any of the above is yes, explain. (Attach
26 additional sheets if necessary): _____

27 _____

28 _____

29 7. If the property is located in a coastal area that is seaward of
30 the Gulf Intracoastal Waterway or within 1,000 feet of the mean high
31 tide bordering the Gulf of Mexico, the property may be subject to
32 the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63,
33 Natural Resources Code, respectively) and a beachfront
34 construction certificate or dune protection permit may be required
35 for repairs or improvements. Contact the local government with
36 ordinance authority over construction adjacent to public beaches

1 for more information.

2 _____
3 Date Signature of Seller

4 The undersigned purchaser hereby acknowledges receipt of the
5 foregoing notice.

6 _____
7 Date Signature of Purchaser

8 SECTION 2. Section 5.008(b), Property Code, as amended by
9 this Act, applies only to a transfer of property that occurs on or
10 after the effective date of this Act. A transfer of property that
11 occurs before the effective date of this Act is governed by the law
12 applicable to the transfer immediately before that date, and the
13 former law is continued in effect for that purpose. For purposes of
14 this section, a transfer of property occurs before the effective
15 date of this Act if the contract binding the purchaser to purchase
16 the property is executed before that date.

17 SECTION 3. This Act takes effect September 1, 2015.

ADOPTED

MAY 19 2015

Leta Spaw
Secretary of the Senate

By: *Craig Estes*

H.B. No. 1221

Substitute the following for H.B. No. 1221 :

By: *John Nader*

C.S. H.B. No. 1221

A BILL TO BE ENTITLED

1 AN ACT

2 relating to seller's disclosures in connection with residential
3 real property subject to groundwater regulation.

4 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

5 SECTION 1. Section 5.008(b), Property Code, is amended to
6 read as follows:

7 (b) The notice must be executed and must, at a minimum, read
8 substantially similar to the following:

9 SELLER'S DISCLOSURE NOTICE

10 CONCERNING THE PROPERTY AT _____
11 (Street Address and City)

12 THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF
13 THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY
14 SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR
15 WARRANTIES THE PURCHASER MAY WISH TO OBTAIN. IT IS NOT
16 A WARRANTY OF ANY KIND BY SELLER OR SELLER'S AGENTS.

17 Seller ___ is ___ is not occupying the Property.

18 If unoccupied, how long since Seller has occupied the Property?

19 _____

20 1. The Property has the items checked below:

21 Write Yes (Y), No (N), or Unknown (U).

- | | | |
|---------------------|----------------------|------------------|
| 22 ___ Range | ___ Oven | ___ Microwave |
| 23 ___ Dishwasher | ___ Trash Compactor | ___ Disposal |
| 24 ___ Washer/Dryer | ___ Window | ___ Rain Gutters |
| 25 ___ Hookups | ___ Screens | |
| 26 ___ Security | ___ Fire Detection | ___ Intercom |
| 27 ___ System | ___ Equipment | ___ System |
| 28 | ___ Smoke Detector | |
| 29 | ___ Smoke Detector - | |
| 30 | ___ Hearing Impaired | |
| 31 | ___ Carbon Monoxide | |

1 Alarm
 2 ___ Emergency Escape
 3 Ladder(s)
 4 ___ TV Antenna ___ Cable TV ___ Satellite
 5 Wiring ___ Dish
 6 ___ Ceiling Fan(s) ___ Attic Fan(s) ___ Exhaust
 7 Fan(s)
 8 ___ Central A/C ___ Central Heating ___ Wall/Window
 9 Air
 10 Conditioning
 11 ___ Plumbing System ___ Septic System ___ Public Sewer
 12 System
 13 ___ Patio/Decking ___ Outdoor Grill ___ Fences
 14 ___ Pool ___ Sauna ___ Spa
 15 Hot Tub
 16 ___ Pool Equipment ___ Pool Heater ___ Automatic Lawn
 17 Sprinkler
 18 System
 19 ___ Fireplace(s) & ___ Fireplace(s) &
 20 Chimney Chimney
 21 (Woodburning) (Mock)
 22 ___ Natural Gas Lines ___ Gas Fixtures
 23 ___ Liquid Propane Gas: ___ LP Community ___ LP on Property
 24 (Captive)
 25 Garage: ___ Attached ___ Not Attached ___ Carport
 26 Garage Door Opener(s): ___ Electronic ___ Control(s)
 27 Water Heater: ___ Gas ___ Electric
 28 Water Supply: ___ City ___ Well ___ MUD ___ Co-op
 29 Roof Type: _____ Age: _____ (approx)

30 Are you (Seller) aware of any of the above items that are not in
 31 working condition, that have known defects, or that are in need of
 32 repair? ___ Yes ___ No ___ Unknown.

33 If yes, then describe. (Attach additional sheets if necessary):
 34 _____
 35 _____

36 2. Does the property have working smoke detectors installed in
 37 accordance with the smoke detector requirements of Chapter 766,
 38 Health and Safety Code?* ___ Yes ___ No ___ Unknown.

39 If the answer to the question above is no or unknown,
 40 explain. (Attach additional sheets if necessary): _____
 41 _____

1 _____

2 *Chapter 766 of the Health and Safety Code requires

3 one-family or two-family dwellings to have working smoke detectors

4 installed in accordance with the requirements of the building code

5 in effect in the area in which the dwelling is located, including

6 performance, location, and power source requirements. If you do

7 not know the building code requirements in effect in your area, you

8 may check unknown above or contact your local building official for

9 more information. A buyer may require a seller to install smoke

10 detectors for the hearing impaired if: (1) the buyer or a member of

11 the buyer's family who will reside in the dwelling is hearing

12 impaired; (2) the buyer gives the seller written evidence of the

13 hearing impairment from a licensed physician; and (3) within 10

14 days after the effective date, the buyer makes a written request for

15 the seller to install smoke detectors for the hearing impaired and

16 specifies the locations for installation. The parties may agree

17 who will bear the cost of installing the smoke detectors and which

18 brand of smoke detectors to install.

19 3. Are you (Seller) aware of any known defects/malfunctions in any

20 of the following?

21 Write Yes (Y) if you are aware, write No (N) if you are not aware.

- | | | | |
|----|--|---|---|
| 22 | <input type="checkbox"/> Interior Walls | <input type="checkbox"/> Ceilings | <input type="checkbox"/> Floors |
| 23 | <input type="checkbox"/> Exterior Walls | <input type="checkbox"/> Doors | <input type="checkbox"/> Windows |
| 24 | <input type="checkbox"/> Roof | <input type="checkbox"/> Foundation/
Slab(s) | <input type="checkbox"/> Basement |
| 25 | | | |
| 26 | <input type="checkbox"/> Walls/Fences | <input type="checkbox"/> Driveways | <input type="checkbox"/> Sidewalks |
| 27 | <input type="checkbox"/> Plumbing/Sewers/
Septics | <input type="checkbox"/> Electrical
Systems | <input type="checkbox"/> Lighting
Fixtures |

29 Other Structural Components (Describe): _____

30 _____

1 _____
2 If the answer to any of the above is yes, explain. (Attach
3 additional sheets if necessary): _____
4 _____
5 _____

6 4. Are you (Seller) aware of any of the following conditions?
7 Write Yes (Y) if you are aware, write No (N) if you are not aware.

- | | | |
|----|---|---|
| 8 | <input type="checkbox"/> Active Termites | <input type="checkbox"/> Previous Structural |
| 9 | (includes | or Roof Repair |
| 10 | wood-destroying insects) | |
| 11 | <input type="checkbox"/> Termite or Wood Rot Damage | <input type="checkbox"/> Hazardous or Toxic Waste |
| 12 | Needing Repair | |
| 13 | <input type="checkbox"/> Previous Termite Damage | <input type="checkbox"/> Asbestos Components |
| 14 | <input type="checkbox"/> Previous Termite | <input type="checkbox"/> Urea formaldehyde |
| 15 | Treatment | <input type="checkbox"/> Insulation |
| 16 | <input type="checkbox"/> Previous Flooding | <input type="checkbox"/> Radon Gas |
| 17 | <input type="checkbox"/> Improper Drainage | <input type="checkbox"/> Lead Based Paint |
| 18 | <input type="checkbox"/> Water Penetration | <input type="checkbox"/> Aluminum Wiring |
| 19 | <input type="checkbox"/> Located in 100-Year | <input type="checkbox"/> Previous Fires |
| 20 | Floodplain | |
| 21 | <input type="checkbox"/> Present Flood Insurance | <input type="checkbox"/> Unplatted Easements |
| 22 | Coverage | |
| 23 | <input type="checkbox"/> Landfill, Settling, Soil | <input type="checkbox"/> Subsurface |
| 24 | Movement, Fault Lines | Structure or Pits |
| 25 | <input type="checkbox"/> Single Blockable Main | <input type="checkbox"/> Previous Use of Premises |
| 26 | Drain in Pool/Hot | for Manufacture of |
| 27 | Tub/Spa* | Methamphetamine |

28 If the answer to any of the above is yes, explain. (Attach
29 additional sheets if necessary): _____
30 _____
31 _____

32 *A single blockable main drain may cause a suction entrapment
33 hazard for an individual.

34 5. Are you (Seller) aware of any item, equipment, or system in or
35 on the property that is in need of repair? Yes (if you are
36 aware) No (if you are not aware). If yes, explain (attach

1 additional sheets as necessary).

2 _____

3 6. Are you (Seller) aware of any of the following?

4 Write Yes (Y) if you are aware, write No (N) if you are not aware.

- 5 Room additions, structural modifications, or other
- 6 alterations or repairs made without necessary permits or not
- 7 in compliance with building codes in effect at that time.
- 8 Homeowners' Association or maintenance fees or assessments.
- 9 Any "common area" (facilities such as pools, tennis courts,
- 10 walkways, or other areas) co-owned in undivided interest with
- 11 others.
- 12 Any notices of violations of deed restrictions or
- 13 governmental ordinances affecting the condition or use of the
- 14 Property.
- 15 Any lawsuits directly or indirectly affecting the Property.
- 16 Any condition on the Property which materially affects the
- 17 physical health or safety of an individual.
- 18 Any rainwater harvesting system located on the property that
- 19 is larger than 500 gallons and that uses a public water supply
- 20 as an auxiliary water source.
- 21 Any portion of the property that is located in a groundwater
- 22 conservation district, a subsidence district, or other
- 23 special purpose district with the authority to regulate the
- 24 withdrawal of groundwater.

25 If the answer to any of the above is yes, explain. (Attach

26 additional sheets if necessary): _____

27 _____

28 _____

29 7. If the property is located in a coastal area that is seaward of

30 the Gulf Intracoastal Waterway or within 1,000 feet of the mean high

31 tide bordering the Gulf of Mexico, the property may be subject to

32 the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63,

33 Natural Resources Code, respectively) and a beachfront

34 construction certificate or dune protection permit may be required

35 for repairs or improvements. Contact the local government with

36 ordinance authority over construction adjacent to public beaches

1 for more information.

2 _____
3 Date Signature of Seller

4 The undersigned purchaser hereby acknowledges receipt of the
5 foregoing notice.

6 _____
7 Date Signature of Purchaser

8 SECTION 2. Section 5.008(b), Property Code, as amended by
9 this Act, applies only to a transfer of property that occurs on or
10 after the effective date of this Act. A transfer of property that
11 occurs before the effective date of this Act is governed by the law
12 applicable to the transfer immediately before that date, and the
13 former law is continued in effect for that purpose. For purposes of
14 this section, a transfer of property occurs before the effective
15 date of this Act if the contract binding the purchaser to purchase
16 the property is executed before that date.

17 SECTION 3. This Act takes effect January 1, 2016.

ADOPTED

MAY 19 2015

Atay Spaw
Secretary of the Senate

FLOOR AMENDMENT NO. 1

BY: *Craig Estes*

1 Amend C.S.H.B. No. 1221 (senate committee report) as
2 follows:

3 (1) Insert the following appropriately numbered SECTION of
4 the bill and renumber subsequent SECTIONS accordingly:

5 SECTION _____. It is the intent of the legislature that
6 Section 5.008(b), Property Code, as amended by this Act, does not:

7 (1) require a seller to disclose that the residential
8 real property subject to a notice required by that section is
9 located in a groundwater conservation district or a subsidence
10 district unless the seller has actual knowledge on the date of the
11 notice that the real property is located in a groundwater
12 conservation district or a subsidence district; or

13 (2) create any duty for any person to investigate to
14 determine if the residential real property is located in a
15 groundwater conservation district or a subsidence district.

16 (2) In SECTION 1 of the bill, in amended Section 5.008(b),
17 Property Code (page 3, lines 53-55), strike ", a subsidence
18 district, or other special purpose district with the authority to
19 regulate the withdrawal of groundwater" and substitute "or a
20 subsidence district".

**LEGISLATIVE BUDGET BOARD
Austin, Texas**

FISCAL NOTE, 84TH LEGISLATIVE REGULAR SESSION

May 20, 2015

TO: Honorable Joe Straus, Speaker of the House, House of Representatives

FROM: Ursula Parks, Director, Legislative Budget Board

IN RE: HB1221 by Lucio III (Relating to seller's disclosures in connection with residential real property subject to groundwater regulation.), **As Passed 2nd House**

<p>No significant fiscal implication to the State is anticipated.</p>
--

The bill would amend the Property Code relating to seller's disclosures in connection with residential real property subject to groundwater regulation.

Based on information provided by the Water Development Board, it is assumed that all duties and responsibilities necessary to implement the provisions of the bill could be accomplished within existing staff and resources.

Based on information provided by the Real Estate Commission, the bill would have no fiscal impact to the state.

Local Government Impact

No fiscal implication to units of local government is anticipated.

Source Agencies: 329 Real Estate Commission, 580 Water Development Board

LBB Staff: UP, CL, SZ, NV, ER, PM

**LEGISLATIVE BUDGET BOARD
Austin, Texas**

FISCAL NOTE, 84TH LEGISLATIVE REGULAR SESSION

May 7, 2015

TO: Honorable Kevin Eltife, Chair, Senate Committee on Business & Commerce

FROM: Ursula Parks, Director, Legislative Budget Board

IN RE: HB1221 by Lucio III (Relating to seller's disclosures in connection with residential real property subject to groundwater regulation.), **Committee Report 2nd House, Substituted**

No significant fiscal implication to the State is anticipated.

The bill would amend the Property Code relating to seller's disclosures in connection with residential real property subject to groundwater regulation.

Based on information provided by the Water Development Board, it is assumed that all duties and responsibilities necessary to implement the provisions of the bill could be accomplished within existing staff and resources.

Based on information provided by the Real Estate Commission, the bill would have no fiscal impact to the state.

Local Government Impact

No fiscal implication to units of local government is anticipated.

Source Agencies: 329 Real Estate Commission, 580 Water Development Board

LBB Staff: UP, CL, SZ, NV, ER, PM

LEGISLATIVE BUDGET BOARD
Austin, Texas

FISCAL NOTE, 84TH LEGISLATIVE REGULAR SESSION

April 27, 2015

TO: Honorable Kevin Eltife, Chair, Senate Committee on Business & Commerce

FROM: Ursula Parks, Director, Legislative Budget Board

IN RE: HB1221 by Lucio III (Relating to seller's disclosures in connection with residential real property subject to groundwater regulation.), **As Engrossed**

No significant fiscal implication to the State is anticipated.

The bill would amend the Property Code relating to seller's disclosures in connection with residential real property subject to groundwater regulation.

Based on information provided by the Water Development Board, it is assumed that all duties and responsibilities necessary to implement the provisions of the bill could be accomplished within existing staff and resources.

Based on information provided by the Real Estate Commission, the bill would have no fiscal impact to the state.

Local Government Impact

No fiscal implication to units of local government is anticipated.

Source Agencies: 329 Real Estate Commission, 580 Water Development Board

LBB Staff: UP, CL, SZ, NV, ER, PM

**LEGISLATIVE BUDGET BOARD
Austin, Texas**

FISCAL NOTE, 84TH LEGISLATIVE REGULAR SESSION

March 17, 2015

TO: Honorable Jim Keffer, Chair, House Committee on Natural Resources

FROM: Ursula Parks, Director, Legislative Budget Board

IN RE: HB1221 by Lucio III (Relating to seller's disclosures in connection with residential real property subject to groundwater regulation.), **As Introduced**

No significant fiscal implication to the State is anticipated.

The bill would amend the Property Code relating to seller's disclosures in connection with residential real property subject to groundwater regulation.

Based on information provided by the Water Development Board, it is assumed that all duties and responsibilities necessary to implement the provisions of the bill could be accomplished within existing staff and resources.

Based on information provided by the Real Estate Commission, the bill would have no fiscal impact to the state.

Local Government Impact

No fiscal implication to units of local government is anticipated.

Source Agencies: 329 Real Estate Commission, 580 Water Development Board

LBB Staff: UP, SZ, NV, ER, PM